

## MEMORANDUM

September 29, 2009

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: **HDC2009-00456** 224 Elizabeth Avenue, Lincoln Park  
Planning Commission Recommendation

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### **Recommendation by Planning Commission**

The Planning Commission (PC) recommends that designation of the property and house at 224 Elizabeth Avenue in Lincoln Park as a local historic district through the City's Map Amendment process by re-zoning the property from R-60 to R-60 HD would comply with the applicable master plans.

### **Review of applicable master plans by the Planning Commission**

The Planning Commission (PC) considered the proposed recommendation for historic district designation by the Historic District Commission at its September 16, 2009 meeting.

The proposed historic district evaluation concerns a single-family residence in the R-60 zone in Lincoln Park. Evaluation of Historic Significance was brought to the HDC in response to the filing of a demolition permit by the owner on March 4, 2009, in accordance with Section 25.14.d.1.(c) of the Zoning Ordinance. The owner of the property is the adjacent property owner, Iglesia De Dios, at 600 Westmore Avenue. The owner anticipates construction of a new church at 600 Westmore Avenue that will require additional off-street parking, and had purchased the subject property with this in mind.

The Planning Commission acknowledged the HDC's purview to review a property for its historic significance, and noted that the Planning Commissions' purview is to review zoning changes with respect to the applicable master plans.

### **Background**

A significant amount of survey work, research and analysis was undertaken by the City of Rockville during the production of the 2007 *Lincoln Park Neighborhood Plan*. At that time, the presence of two churches on the east corner of Elizabeth Avenue was noted. This master plan emphasizes the residential character of Lincoln Park, and cautions against "nonresidential encroachment" on the residential setting of the neighborhoods (*Neighborhood Plan*, p.12).

### **Discussion by the Planning Commission**

Testimony was provided by Lincoln Park residents, Pastor Rodriguez of the Iglesia de Dios, and from church parishioners. The Planning Commission agreed that the designation would comply with both the *Neighborhood Plan* and the *Comprehensive Plan*, by preserving the existing residential character and by preserving affordable income housing stock.